

EXECUTIVE SUMMARY	OVERVIEW	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
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EXISTING CONDITIONS

WHERE ARE WE NOW?

Chapter 3

3.1 HOW FREDERICK'S CURRENT PARKS, OPEN SPACE AND TRAIL SYSTEM EVOLVED

3.2 ANALYSIS OF FREDERICK'S EXISTING P.O.S.T. ASSETS

3.3 PARK CLASSIFICATIONS

3.4 PARKS INVENTORY AND ANALYSIS

3.4.1 PARKS INVENTORY – WHAT CAN BE IMPROVED?

3.5 EXISTING OPEN SPACE SYSTEM

3.5.1 OPEN SPACE TAX FUND

3.6 OPEN SPACE CLASSIFICATIONS

3.7 OPEN SPACE INVENTORY AND ANALYSIS

3.8 EXISTING TRAIL NETWORK

3.8.1 TRAIL TYPES

3.9 HOW WELL IS THE COMMUNITY SERVED?

3.9.1 LEVEL-OF-SERVICE

3.9.2 SERVICE AREAS AND UNDERSERVED RESIDENTS

3.9.3 TRAILS AND CONNECTIVITY

3.9.4 CUMULATIVE INVENTORY – THE P.O.S.T. GEOGRAPHY

Understanding how the current parks, open space, and trails (P.O.S.T.) system evolved and functions is a critical first step in the P.O.S.T. Master Plan process. For a community its size, Frederick has developed an impressive system of parks, open space, and trails (see the 11 x 17 map at the end of this chapter). Some of these facilities were constructed in the Town's early years; however the majority was built with recent home construction that occurred over the last 20 years.








Figure 3-1: James M. Crist Park, established in Frederick's early days, includes a classic "town green".

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
----------------------	----------	------------------------	-----------------	--------------------------	-------------------------	---------------------------------------	------------------------

3.1 *HOW FREDERICK'S CURRENT PARKS, OPEN SPACE AND TRAIL SYSTEM EVOLVED*

Prior to the 1990s, Frederick experienced relatively slow growth and its parks were constructed over time within the classic grid pattern of streets. From 1990 to 2010, Frederick began to experience very rapid growth, but was fortunate to adopt a Land Use Code in advance of development. The Land Use Code evolved over this period and ultimately required the developers of new residential subdivisions to construct parks, open space, and trails. In addition, the code dictates that the homeowner's association (HOA) or the metropolitan district is to maintain all of the new P.O.S.T. facilities -- which is unusual compared to other cities and towns along Colorado's Front Range. While the application of the Land Use Code over the last 20 years did not always result in a consistent compliment of parks, open space, and trails in each subdivision, in general the result has been positive.

-  Parks in the older areas of Frederick such as Firefighters Park and James M. Christ Park were constructed early in the Town's development. These parks were built by the Town and are maintained by the Public Works Department. Centennial Park was also constructed by the Town and is maintained by Public Works.
-  Newer neighborhoods in Frederick generally have a Pocket Park or Neighborhood Park within walking distance of the residents. Most of these parks include basic amenities such as a picnic/shade shelter, play equipment, benches and picnic tables, and, at least in the case of the Neighborhood Parks, areas of open turf.
-  At least 20% of the land in new subdivisions was dedicated as open space. Some of these open space areas are used as detention for storm water, streetscapes / subdivision entries, or as internal trail corridors but the resulting pattern provides relief from urban development.
-  The Colorado Front Range Trail / Colorado Legacy Trail was constructed by the Town east of Colorado Boulevard /CR 13 and forms the backbone of the Town's current trail system.
-  Internal trail systems were constructed in a number of the new subdivisions. In general, the newer the development the more complete the internal trail system.

3.2 *ANALYSIS OF FREDERICK'S EXISTING P.O.S.T. ASSETS*

Parks, open space, and trails contribute to a community's livability. By providing options for recreation and relaxation, they promote good health and general well-being. Parks, open space, and trails help preserve critical environmental systems such as flood plains and sensitive wildlife habitats. They also help stimulate economic investment as the land around a park,

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
----------------------	----------	------------------------	-----------------	--------------------------	-------------------------	---------------------------------------	------------------------

open space, and/or trail facility becomes more attractive. In order to understand the effect of the Town's P.O.S.T. assets, we must first classify and then quantify their influence.

3.3 *PARK CLASSIFICATIONS*

Parks are used by people in different ways. In this section, parks have been classified into types which help determine how citizens are likely to use them and they have been grouped based on their size, location, and amenities. Commonly used definitions (ordered by both size and intensity of use) are Mini or Pocket Parks, Neighborhood Parks, Community Parks, and Regional Parks.



Figure 3-2: Moore Farm Park, a good example of a typical Pocket Park, provides recreation for the immediate vicinity.

Pocket Parks range in size from $\frac{1}{4}$ to 3 acres and are typically found in high density areas. They are intended to be a walk-to facility that provides recreation for the residents in their immediate vicinity. They typically include play equipment, a picnic shelter and tables, and a small turf area for informal recreation. Because they are less efficient to maintain than a larger park, Pocket Parks can create a substantial drain on maintenance resources if managed by the Town.

Examples of Pocket Parks include:

- o Firefighters Park (1.5 acres)
- o Ironworks Park / Maplewood Filing 5 (1.0 Acre)

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
----------------------	----------	------------------------	-----------------	--------------------------	-------------------------	---------------------------------------	------------------------

- o Moore Farm Park (0.2 acres)
- o No Name Park (0.7 acres)
- o Raspberry Hill Park (1.6 acres)
- o Summit View Estates Park (1.5 acres)

Neighborhood Parks are typically 3 to 20 acres in size and are also intended to be walk-to facilities, usually within a 1/2 to 1/4 mile of the homes they serve. They typically have a playground, an open turf/play area large enough for informal field sports and practices, a basketball and/or tennis court, picnic facilities, and sometimes a restroom and/or off-street parking. Neighborhood Parks are often accessed by a network of trails. In Frederick, some Neighborhood Parks have less than typical acreage as they are surrounded by open areas that add to the open feel of the park (e.g., Eagle Valley Park). Regional and Community Parks with play facilities and picnic areas often serve the surrounding neighborhood as a Neighborhood Park. Therefore, a portion of both Centennial Park and the Frederick Recreation Area provide a Neighborhood Park function.

Examples of Neighborhood Parks include:

- o Savannah Park (4.30 acres)
- o Coal Ridge Estates Park (6.0 acres)
- o Countryside Park (3.75 acres)
- o Eagle Valley Park (1.6 acres)



Figure 3-3: Savannah Park, a typical Neighborhood Park, has more amenities than a Pocket Park and serves a greater area, and often accessible by trails.

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
----------------------	----------	------------------------	-----------------	--------------------------	-------------------------	---------------------------------------	------------------------

- o Fox Run Park (13.5 acres)
- o James M. Crist Park (Miner's Memorial) (1.9 acres)
- o No Name Creek West Park (1.0 acre)
- o Wyndham Hill Park (5.5 acres)
- o Other parks which include a neighborhood function:
 - Centennial Park – the east end of the park is dedicated to play equipment and picnic facilities. The multi-use turf fields are available for informal recreation when not being used for competitive sports. (+/- 4.0 acres)
 - Frederick Recreation Area – a portion of the park is dedicated to play equipment, open turf, and picnic facilities. (+/-4.0 acres)

Community Parks are typically 20 to 40 acres in size. They are typically drive-to facilities that serve multiple neighborhoods. They are characteristically located along major municipal transportation routes and have on-site parking (50 spaces or more). Where Neighborhood Parks may have one or two recreation facilities, Community Parks usually have clusters of recreation facilities such as a four-plex of baseball/softball fields, several soccer fields, 6 to 8 tennis and/or basketball courts, etc. These facilities often have night-time illumination. Community Parks often contain natural areas with trails and pavilions for group picnics and may include special facilities such as a recreation center, skate park, swimming pool, or a splash ground. When Community Parks have the basic services/features found in a Neighborhood Park, they also serve as Neighborhood Parks for nearby residents. Small portions of these Community Parks can be counted in the level-of-service estimation for Neighborhood Parks.

🌳 Frederick has one Community Park:

- o Centennial Park (47.50 acres)



Figure 3-4: Centennial Park is Frederick's sole Community Park. Community Parks often have a large open turf area for soccer and football, playgrounds, and natural areas for walking and on-site parking.

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
----------------------	----------	------------------------	-----------------	--------------------------	-------------------------	---------------------------------------	------------------------

Regional Parks serve an even greater population, typically the entire community and sometimes, adjacent communities. They are often associated with large natural areas (i.e. rivers, mountains, reservoirs) and may have special features to take advantage of their resources (such as trails and wildlife viewing opportunities). They can occasionally be created for special recreation uses (such as fairgrounds) and larger sports venues (e.g. stadiums).

- ✦ Frederick has one Regional Park:
 - o Frederick Recreation Area (128.50 acres)



Figure 3-5: Regional parks serve the entire city, and often the region. They typically orient around a natural area and may have passive recreation amenities.

Specialized Facilities are unique park and recreation assets dedicated to a specific use. While these facilities do not fall into any of the typical park classifications, they do serve as a Town-wide recreational resource.

- ✦ In Frederick, Specialized Facilities include:
 - o Bella Rosa Golf Course is the Town's public golf course. It is a quality nine-hole facility that provides affordable golf for the community.
 - o The Softball Field at 6th and Locust Streets is the Town's only softball field. It is a single, lighted field that is very popular with the local softball community.
 - o The Canine Corral is the Town's only dedicated dog park and can be found at the Frederick Recreation Area.

3.4 PARKS INVENTORY AND ANALYSIS

A detailed inventory and analysis of Frederick's system of parks was completed in order to gain an understanding of how well the parks are meeting the needs of the community. Written summaries of the findings from the review of each park site is included in the Supporting Materials on file with the Town. These summaries not only described each park's facilities in detail, but provide observations on aesthetics, appearance, comfort, and accessibility.

The key findings of the inventory and analysis of the Town's parks system include:

- § Parks are well-distributed throughout the developed areas of Frederick. Most residents (85%) are within walking distance (a quarter mile) of a park.
- § The park system is generally in good condition as most parks are reasonably new and well maintained. In addition, most parks convey a sense of quality with basic amenities for the users' needs.
- § Pedestrian and vehicular access to the park system is very good with path or sidewalk access and adequate on-street parking available for the majority of park sites.
- § The Level of Service (LOS) ratio (see below) compares well to nearby communities, but the Town has a shortfall in competitive sports facilities -- especially baseball and softball.
- § The Neighborhood/Pocket Park balance tips toward Pocket Parks; hence there is a shortage of un-programmed open turf areas. This shortage will become more pronounced as population grows and the demand for open turf areas for both field sports pick-up games and team practices increases.


Park Name: Wyndham Hill Park Park Type: Mini Park Size: 5.5 Acres (Developed area: +/- 0.17 acres) Location: Saratoga Trail and Wyndham Hill Parkway		
Overview: Mini park featuring a play structure that has been recently completed. The colorful play structure features a wide range of events and a tall slide. A small open turf area provided west of play bay. Sign stating site is location for future pool complex which would likely require the remaining undeveloped portion of the site. Excellent mountain views which could be blocked by future development. Park located in a developing single family neighborhood.		
		
Amenity	Quantity	Comments
Play Structure	1	New structure with deck at +/- 12' leading to a spiral tube slide. 8 climbing events and a 6' slide. Plus under-deck play. Play bay surrounded by concrete curb. Play experience: 5 - 12
Open turf area	1	Small (60' x 60') turf area. Suitable for informal recreation for small children.
Picnic Tables	0	
Benches	2	Blue, punched metal with backs, powder-coated on concrete slabs
Trash Receptacles	0	
Existing Park Facilities Analysis Page 1		P.O.S.T. Master Plan Town of Frederick

Figure 3-6: Example from the detailed inventory of parks. It addresses the physical amenities as well as the feel and appearance of each facility.

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
----------------------	----------	------------------------	-----------------	--------------------------	-------------------------	---------------------------------------	------------------------

3.4.1 PARKS INVENTORY – WHAT CAN BE IMPROVED?

The key improvements to existing parks identified during the inventory include:

- § Play bay (the enclosure that contains the play equipment) safety surfacing is inadequate in many parks. The Town should improve soft surfacing in play areas and add wear mats under slides and swings.
 - o Most of the play bay safety surfacing in the parks is below the level of adjacent sidewalks; therefore the play equipment is not accessible as defined by the American with Disability Act (ADA).
- § There is no existing system identity and many parks do not have names. The Town should consider establishing consistent details or signature materials for its parks, establish a park naming system, and add signage – especially park identification/monument signage.

3.5 EXISTING OPEN SPACE SYSTEM

For a community its size, Frederick has the foundation for a strong open space system in place, thanks primarily to open lands dedicated during the development process (as required by the Land Use Code) and creative application of conservation easements. As Frederick grows, open space related to new residential development should continue to be dedicated and will typically result in +/- 20% of the development area being preserved as open space. The mapping at the end of this chapter illustrates the extent of the existing open space system.

3.5.1 OPEN SPACE TAX FUND

In 1999, Frederick's voters approved a ballot initiative to establish an Open Space Fund. The fund is financed via a 0.5% sales tax on all purchases made in the Town of Frederick. The tax takes advantage of Frederick's proximity to the interstate which means non-residents are also contributing to the Open Space Fund. The tax is dedicated to open space acquisition, construction and maintenance. It generates approximately \$500,000.00 per year and is expected to rise as growth occurs. The tax currently has no sunset provision. The fund currently has approximately \$2.5 million.



Figure 3-7: Frederick residents set a precedent about the importance of open space when voting to establish the Open Space Fund.

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
----------------------	----------	------------------------	-----------------	--------------------------	-------------------------	---------------------------------------	------------------------

Depending upon parcel location and size, land prices vary and price per acre generally decreases as land size increases. In most locations, land costs between \$ 20,000.00 - \$ 40,000.00 per acres, around the interstate and in Downtown Frederick prices are typically higher and in hazardous areas (floodplain, subsidence) prices are typically lower.

With current sales tax revenue Frederick would be able to purchase between 12 and 25 acres of open space a year, however if the entire fund was utilized for land acquisition none would be available for construction or maintenance.

Table 3-1 outlines applicable uses of the Open Space Fund based on a review by the Town Attorney:

Table 3-1: Applicable Uses of Open Space Funding Sources

USES SUITABLE FOR OPEN SPACE TAX FUNDING	USES WHICH MAY BE SUITABLE IF PROMOTING PASSIVE RECREATION	USES WHICH ARE PROBABLY NOT SUITABLE
Purchase of open space, passive recreation including trail construction and extension, benches, restrooms, bike racks, signage, and native or xeric landscaping	Playgrounds and open turf areas	Active recreation such as skateboard parks, pools, court facilities, ballfields, community meeting rooms or recreation centers

3.6 OPEN SPACE CLASSIFICATIONS

The Town of Frederick has a number of open areas that provide unique experiences for users, help protect and preserve the function of the natural environment, protect agriculture and mountain views, and provide relief from urban development. Many of the Town's open spaces are places of respite with a variety of habitats and environments for residents to visit and enjoy. While some parcels have open access, others have restricted access or are not accessible to the public at all. The following open space classifications were developed to help indicate how an open space is utilized and maintained.

Natural open space is a 'wild' open space with native vegetation intact or habitat that has been restored to a natural state. These areas are often large, greater than 40 acres, and do

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
----------------------	----------	------------------------	-----------------	--------------------------	-------------------------	---------------------------------------	------------------------

not offer the same recreational components as a Community or Regional Park. Their primary function is connecting habitat and preserving a variety of natural habitats (e.g. wetlands, riparian corridors, lakes or ponds, native grass lands, floodplains, etc).

- Examples of Natural open space – Nelson Lakes, City of Longmont Natural Open Space, Bulrush Wetlands Park.

Greenway open space is a linear open area with trails and other amenities typically associated with a creek or floodplain. Greenway open spaces have three main functions: to preserve creek and floodplain corridors, to provide relief from development, and to help create a network of connected open space and trails. Greenways may include passive recreation amenities such as a picnic shelter.

- Examples of Greenways – Creekway Greenway Open Space and Godding Hollow between Raspberry Hill and Eagle Valley.

Open Space is undeveloped areas that provide relief from development, preserve agriculture, and preserve land that is unstable (subsidence areas) or which is used as a drainage or detention basin. These areas can be large or small parcels that typically are not connected, but serve the surrounding neighborhoods.

- Examples of Open Space–Fox Chase Open Space, and detention basin in Fox Run.

Landscape Open Space includes small, linear areas planted with trees or containing entryway features for a subdivision. They are primarily ‘windshield’ open space areas that provide relief from development.

- Examples of Landscape Open Space – entryway features in Wyndham Hill.































































































Oil/gas wells are widely distributed throughout the Town of Frederick. Since the wells require a building setback of 200 feet, about 10% of the Town’s current area and 10% of the Town’s future planning area is preserved from development by well sites. While these areas do not qualify as open space for the 20% dedication, they do provide some relief from urban development.

3.7 OPEN SPACE INVENTORY AND ANALYSIS





A detailed analysis of Frederick’s existing open space system was also completed as a part of the master plan process. Written summaries of the findings from this review of the Town’s major open space parcels is included in the Supporting Materials on file with the Town. Because

evaluating open space is based on a qualitative analysis rather than a quantitative analysis, this review focused on the value of the parcel's natural systems and perceived value to the community. Table 3-2 is an overview of the open space analysis.

Table 3-2: Open Space Analysis Comparison

Town of Frederick P.O.S.T. Master Plan Open Space Inventory / Analysis								
Good 	Quality/Aesthetic Value	Access / Accessibility	Help Protect Wildlife	Access Water/Wetland	Recreational Opportunities	Intrusion (lighting, sound, visual)	External Connectivity (On Trail)	Used for Drainage (Detention)
Average 								
Poor 								
Angel View Estates								Detention
Bulrush Wetlands								100 Year Floodplain
Creekway Greenway								100 Year Floodplain
Eagle Valley Greenway								100 Year Floodplain
Fox Chase Open Space								No
Fox Run Greenway								East Parcel Detention
Moore Farm Open Space								Detention
Nelson Lakes Open Space								100 Year Floodplain
Prairie Greens Greenway								Detention/Channel
Savannah Greenway								No
Summit View Estates Open Space								NW Parcel Serves as Drainage
Wildflower Greenway								Detention
Wyndham Hill Northeast Open Space								No

The key findings of the inventory and analysis of the Town's open space system:

-  New residential subdivisions include adequate open spaces to provide relief from urban development.
-  While oil wells are not counted as open space in the Land Use Code, they provide de facto open space dispersed throughout the town
-  Frederick's open space is only partially connected to surrounding neighborhoods with approximately half of the system not connected by trails.
-  The Town's Natural open space areas are largely inaccessible or partially accessible due to conservation easements or deed restrictions. For example, the Bulrush Wetlands is only accessible via appointment and the Nelson Lakes Open Space is not available for public use.

3.8 EXISTING TRAIL NETWORK

Residents of Frederick benefit from a variety of trails through parks, between neighborhoods, along natural areas, and along existing corridors including the Godding Hollow Trail, and the Colorado Front Range Trail / St. Vrain Legacy Trail. Trail conditions vary considerably in Frederick between wide concrete pathways with landscaping and public art to narrow natural surface paths along the edge of open space. In all cases, the trails



Figure 3-9: Trails of all types provide diverse recreation options within Centennial park.

are well-maintained and new enough to be free of any deterioration or damage. There are currently 9.6 miles of paved concrete pathways and 6.7 miles of natural surface trails within the Frederick town boundary. Additionally, many miles of paved and natural surface trails are easily accessible to Frederick residents in both Firestone and Dacono. No on-street bicycle facilities were observed within the Frederick town boundary; many existing road rights-of-way offer a pavement section that would allow striping for bike lanes in the future.

3.8.1 TRAIL TYPES

This section provides inventory information and facility condition for trails within the Frederick town boundary. Inventory data was gathered from field assessments completed in the spring of 2010.

Table 3-3: Existing Trail Inventory

TRAIL CORRIDOR / AREA	OVERALL LENGTH (IN MILES)
Concrete Trail - Eight feet or wider	8.15
Concrete Trail - Less than eight feet wide	1.4
Natural Surface Trail - Eight feet or wider	6.2
Natural Surface Trail - Less than eight feet wide	0.45

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
----------------------	----------	------------------------	-----------------	--------------------------	-------------------------	---------------------------------------	------------------------

3.8.1.1 Concrete Trails

All paved shared-use trails in Frederick are constructed with concrete. Concrete trails are the standard throughout Colorado. They are durable and minimize the long-term maintenance costs of the facility. Several widths of concrete trails are found within Frederick. For the purpose of the trail inventory, concrete trails have been grouped into two categories: those eight feet and wider, and those narrower than eight feet wide. Trails built to a width of eight feet or wider support mixed uses well by allowing sufficient space for passing and accommodating larger groups. Trails narrower than eight feet wide are commonly found in shorter connecting roles and feed trail users to the wider trails, or are found in areas that do not have high amounts of trail use.



Figure 3-10: Colorado Front Range / St. Vrain Legacy Trail along Colorado Boulevard is a wide shared-use trail.



Figure 3-11: A six-foot wide connector trail links to Raspberry Hill park.

3.8.1.2 Natural Surface Trails

Where the amount of use does not warrant, or where a more primitive natural experience is desired, trails constructed of natural materials such as gravel, or decomposed granite may be preferred. The Town of Frederick has many examples of natural surface trails ranging from the Milavec Lake perimeter trail to rural trails in some subdivisions. Natural surface trails are sometimes preferred by runners and equestrians as the soft nature of the trail is easier on feet

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
----------------------	----------	------------------------	-----------------	--------------------------	-------------------------	---------------------------------------	------------------------

and joints. Natural surface trails can require occasional maintenance as trail use, weather-related erosion, and encroachment by adjacent foliage can degrade the trail.



Figure 3-12: A narrower natural surface trail accommodates neighborhood traffic in the Rinn Valley Ranch subdivision.



Figure 3-13: A ten-foot wide natural surface trail runs along the irrigation ditch behind the Savannah subdivision.

3.8.1.3 Acceptable Trail Uses

Concrete and natural surface trails in Frederick are primarily designed for non-motorized uses such as walking and bicycling. No private motorized vehicles are permitted on these trails. Prohibited vehicles include motorcycles, motorized bicycles, All Terrain Vehicles (ATVs), cars, and trucks. Publically operated motorized vehicles may be allowed on the trails for certain activities including maintenance, emergency response, and law enforcement.

3.9 HOW WELL IS THE COMMUNITY SERVED?

Evaluating how well the residents of Frederick are served by the existing parks, open space, and trails system can be measured in a number of ways. Parks can be evaluated by examining the level-of-service and service area.

3.9.1 LEVEL-OF-SERVICE

Level-of-Service (LOS) for parks in a community measures the quantity of an amenity (e.g. park area or parks facilities) divided by a jurisdiction's population. LOS is often expressed by a ratio, typically expressed as "per thousand people". Defining the LOS helps quantify how well an over all system (e.g. all the parks in a town) serves its residents. LOS can be used to:

- Measure change and progress over time.
- Make comparisons with other communities.

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
----------------------	----------	------------------------	-----------------	--------------------------	-------------------------	---------------------------------------	------------------------

- § Establish equity between neighborhoods and user groups.
- § Relate budgets (costs) to levels of use (benefits).
- § Establish improvement fees or dedication requirements.
- § Project fiscal needs and adjust improvement fees.

For example, a city or town might have a LOS for tennis of 1.5. That means for every thousand people, the town would have 1.5 tennis courts. Frederick's current population is 8,500 people. If Frederick targeted an LOS for tennis of 1.5, then 12.75 courts would be required (1.5 tennis courts x 8.5 thousand people), or rounding up 13, tennis courts. LOS ratios for Frederick are as follows:

- § Neighborhood / Pocket Parks - 55 acres of Neighborhood / Pocket Parks for 8,500
(Resulting LOS: 6.5 acres per 1000)¹
- § Community Parks - 38 Acres of Community Park (Centennial Park) for 8,500
(Resulting LOS: 4.5 acres per 1000)
- § Regional Parks - 128 acres of Regional Park (the Frederick Recreation Area) for 8,500
(Resulting LOS: 15.0 acres per 1000)

Frederick currently has a total park LOS of 26.0 acres of park land per 1,000 people, which is much higher than most other Front Range communities. Even if only Pocket, Neighborhood, and Community Parks are counted, the LOS for Frederick is 11.0 acres of park land per 1,000 people, which is well above what most Colorado communities provide.

3.9.2 SERVICE AREAS AND UNDERSERVED RESIDENTS

LOS is a useful comparative measure, but it does not tell us the whole story. It does not tell us how well a park system serves individual neighborhoods or individual residents. A second analysis, a service area analysis, creates that measure. Service area analysis also helps identify locations where service is lacking.

A service area is an area surrounding an amenity (e.g. park). The area is defined by a constant distance or



Figure 3-14: This trail in Wyndham Hill will need additional connections before it experiences significant use.

¹ Note that some park types serve more than one category. For example, a Community Park also serves as a Neighborhood Park for the homes that are within walking distance.

buffer from that amenity. That distance is derived from the average distance a community is willing to travel to each amenity type (e.g. drive-to Community Park or a walk-to Neighborhood Park).

These areas are then overlapped with existing residents to see if they are within walking distance to a walk-to park or driving distance to a drive-to park. In Frederick, a distance of 1/3 of a mile has been used as the service area for Neighborhood Parks and 1/5 of a mile for Pocket Parks. This represents a reduction in service area for the Pocket Park over that included in the Land Use Code, reflecting its limited capacity (due to size) to serve the surrounding population. The 1/5 mile service area for Neighborhood Parks is an increase over the Land Use Code and reflects the service area that is needed to fully serve a quarter section of land established in the code. A service area of 3 miles was used for Community Parks to reflect their function as a site for organized recreation which serves a number of neighborhoods or a significant portion of the town.

Subdivision Name	Number of Underserved Residents
ANGEL VIEW ESTATES	19
COUNTRY MEADOWS FARM FG #1	25
EAGLE VALLEY RPLT A	13
INDIAN PEAKS PUD FG#10	4
JOHNSON FARM	5
MAPLEWOOD SUB FG#2	13
MORNINGSIDE ESTATES FG#1	16
MORNINGSIDE ESTATES FG#2	33
MORNINGSIDE ESTATES FG#3	12
NO NAME CREEK ESTATES FG 1	2
RASPBERRY HILL	4
RINN VALLEY RANCH 1ST FG	70
RINN VALLEY RANCH 2ND FG	31
VILLAGE AT FREDERICK AMD	1
WYNDHAM HILL FG #1	24
OUTSIDE A SUBDIVISION	3
TOWN OF FREDERICK TOTAL	275
ABEYTA RPLT	9
CONTINENTAL VIEW POND PUD	1
DREAM ACRES	13
EVANS ADD	56
IDAHO CREEK AMD	352
LIGHTHOUSE COVE	8
LIGHTHOUSE COVE PHASE 2	5
LIGHTHOUSE COVE REPLAT	2
PURITAN	17
OUTSIDE A SUBDIVISION	33
PLANNING AREA BOUNDARY TOTAL	496
TOWN OF FREDERICK AND PLANNING AREA BOUNDARY TOTAL	771

Figure 3-15: Underserved residents represent a small portion of Frederick's population.

It is important to note that service areas do not cross neighborhood boundaries. Neighborhood boundaries are defined as geographic features such as major roads or drainage ways that are not easily crossed by a parent with a young child. Today, Frederick has two such boundaries: I-25 and Colorado Boulevard. As the Town grows and roads expand and traffic increases, more boundaries will develop. The boundaries can be mitigated through the use of bridges for creeks and irrigation ditches and underpasses/underpasses for major arterial roads.

Using this analysis method to evaluate Frederick's park system, it was determined that the Town is well served by its park system, as approximately 85% of all residents have a Pocket Park or Neighborhood Park within walking distance.

3.9.3 TRAILS AND CONNECTIVITY

As with open space, trails are typically not measured by LOS or services areas; but rather trails are measured by quality and connectivity. In nearly all instances, trail surfacing was in very good condition across Frederick. This is largely attributable to recent construction at a high

Table 3-4: Trail connectivity by subdivision

SUBDIVISION	TRAILS PRESENT?	INTERNAL TRAIL CONNECTIVITY	EXTERNAL CONNECTIVITY TO OTHER TRAILS/SUBDIVISIONS
The Farm	No	N/A	N/A
Countryside	No	N/A	N/A
Savannah Trails	Yes	Good	Poor
Prairie Greens	Yes	Good	Poor
Angel View	Yes	Excellent	Poor
Coal Ridge/Maple Ridge/Maplewood	Yes	Good	Good
Park View Estates	Yes	Good	Good
Fox Run	Yes	Excellent	Excellent
Moore Farm	Yes	Excellent	Excellent
Summit View Estates	Yes	Good	Excellent
Eagle Valley	Yes	Good	Good
Morningside Estates	No	N/A	N/A
Raspberry Hill	Yes	Good	Good
Rinn Valley Ranch	Yes	Poor	Poor
Wyndham Hill	Yes	Good	Poor
Country Meadows	No	N/A	N/A
No Name Creek	No	N/A	N/A

standard and, in most cases, good trail maintenance. All natural surface trails were observed during a period of rainfall and exhibited little to no ponding, or other drainage issues. The only trail that showed signs of vegetation encroachment was in the Wyndham Hill subdivision, which is still under development.

The Colorado Front Range Trail / St. Vrain Legacy Trail along Colorado Boulevard forms the spine of the Frederick trail system. There is some connectivity to this trail from the old town area via Centennial Park, and also from Milavec Lake via Moore Farm, Fox Run, and Summit View subdivisions. All other developed trails serve more of a neighborhood connectivity or recreational function. As development in Frederick has occurred in a sporadic pattern, each subdivision provides its residents with a level of service for trails. The following table summarizes the level of connectivity for trails for each partially or fully completed subdivision.

3.9.4 CUMULATIVE INVENTORY – THE P.O.S.T. GEOGRAPHY

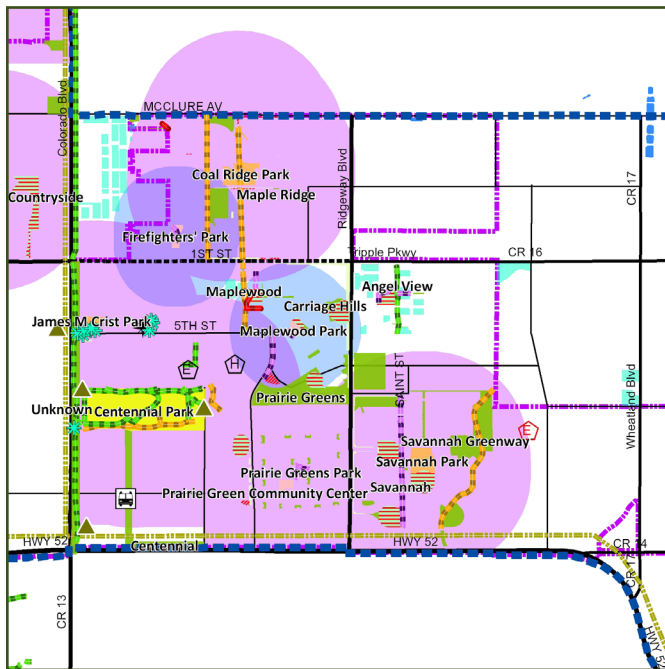
The following tables and maps provide an overview of the existing P.O.S.T. system in the Town of Frederick. The town has been broken down into five subareas for Existing Conditions Mapping in order to improve legibility. In addition, an 11" x 17" map is included at the end of the chapter to provide a comprehensive overview of the existing P.O.S.T. system. The Existing Conditions maps show other important features such as existing schools, future school sites, as well as regional trails that are included in adopted multi-jurisdictional trail master plans (e.g. the Colorado Front Range Trail that is proposed along SH 52).

Table 3-5: Existing Facilities Summary

		Total Acreage	Open Turf Acreage	Naturalized Acreage	Developed Acreage	Restrooms	Portable Toilets	Drinking Fountain	Shelter	Benches	Picnic Tables	Parking	Dog Waste Station	Trash Receptacles	Amphitheater	Plaza	Bike Rack	Art	Trail	Educational Components	Play Structures	Teeter-totter	Swings	Basketball	Tennis	Volleyball	Multipurpose Field	Climbing Structure	Hockey	Adjacent Open Area	
Parks	Type																														
Firefighters' Mini Park	Mini	1.50					1		3					1	5						1			1						1	
Maplewood (Ironworks) Park	Mini	1.04	0.03																		1										
Moore Farm Park	Mini	0.21								2											1	1	4								
No Name Park	Mini	0.68							1		1										1		4				1				
Prairie Green Community Center	Mini	1.17																													
Prairie Greens Park	Mini	1.06																			1		2								
Raspberry Hill Park	Mini	1.65	0.75							1	2	2		1	1						1		2								
Summit View Estates Park	Mini	1.46								1		1			1						1		2	1							
Coal Ridge Park	Neighborhood	6.06																													
Countryside Park	Neighborhood	3.79	2.75						1	2	1		3	2							1		2								
Eagle Valley Park	Neighborhood	1.65	1						1	4	2		1	2						Yes	1									yes	
Fox Run Park	Neighborhood	13.54	1						1	8	1		1	1							1		2								
James M Crist Park	Neighborhood	2.11	0.4				1		1	4	4			3				2		2	1										
No Name Creek West	Neighborhood	3.04																													
Savannah Park	Neighborhood	4.30	3.7	0.5					1	4	2		3	1							1										
Wyndham Hill Park	Neighborhood	5.56									2										1										
Centennial Park	Community	37.85	2.2	1		1			1	5	6	44		3	1		1				1							1	1		
Frederick Recreation Area	Regional	128.51		60		1		1	1	3	6	26		2		1			Yes		1										
Bulrush	Greenway Open Space	81.00								1	2	3	8		2					5											
Specialized Facilities	Type	Total Acreage	Open Turf Acreage	Naturalized Acreage	Developed Acreage	Restrooms	Portable Toilets	Drinking Fountain	Shelter	Benches	Picnic Tables	Parking	Dog Waste Station	Trash Receptacles	Amphitheater	Plaza	Bike Rack	Art	Trail	Educational Components	Play Structures	Teeter-totter	Swings	Basketball	Tennis	Volleyball	Multipurpose Field	Climbing Structure	Hockey	Adjacent Open Area	
The Canine Corral	Dog Park	0.3										1		1	2																
Bella Rosa Golf	Golf																														
The Softball Field	Softball	3.14					2					40	6																		



Table 3-6: Existing Conditions Subarea Map Legend (applies to the following five maps)



EXISTING CONDITIONS - ORIGINAL FREDERICK SUBAREA

PARKS

Residents well served by a combination of Neighborhood and Pocket Parks.

Town buffer area to east (to right of map area) – limited amount of development expected.

Centennial Park: Town's only Community Park.

Some pockets of underserved residents (e.g. Angel View).

OPEN SPACE

Very limited in vicinity of Downtown Frederick.

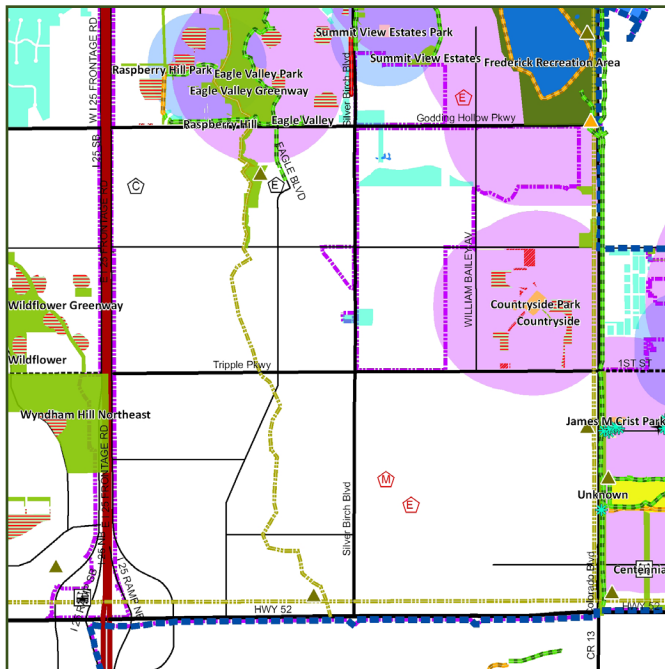
Open space provided within newer subdivisions (Savannah) or drainage ways (Prairie Greens Open Space).

TRAILS

Colorado Front Range / St. Vrain Legacy Trail on west side of subarea.

Isolated trails in Coal Ridge/Maple Ridge and Savannah.

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
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EXISTING CONDITIONS - COUNTRYSIDE SUBAREA

PARKS

Two parks in Countryside: The "Green" multi use turf area and a play equipment area.

Land use in west third of subarea along I-25 primarily Employment. Limited park demand.

Mixed Use / Medium Density uses in Center of subarea.

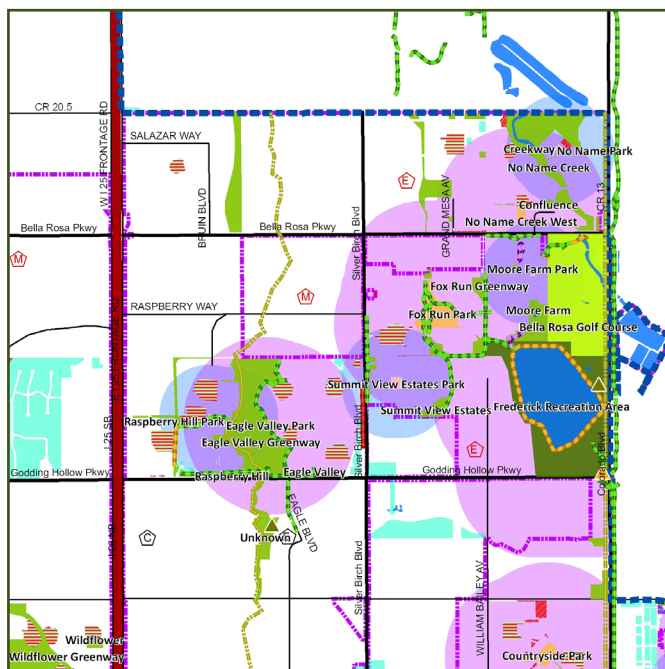
OPEN SPACE

Some open space areas within Countryside.

TRAILS

Trail called for in Godding Hollow corridor.

Access to Colorado Front Range / St. Vrain Legacy Trail, but must cross Colorado Blvd.



EXISTING CONDITIONS - FREDERICK RECREATION AREA SUBAREA

PARKS

Residents very well served by a combination of Neighborhood and Pocket Parks.

Land use in west quarter of subarea along I-25 primarily Employment. Limited park demand.

Includes the Frederick Recreation Area (FRA): Frederick's only Regional Park.

Some pockets of underserved residents in the south-central portion of the subarea.

OPEN SPACE

Open space provided within most subdivisions in the subarea and around the FRA.

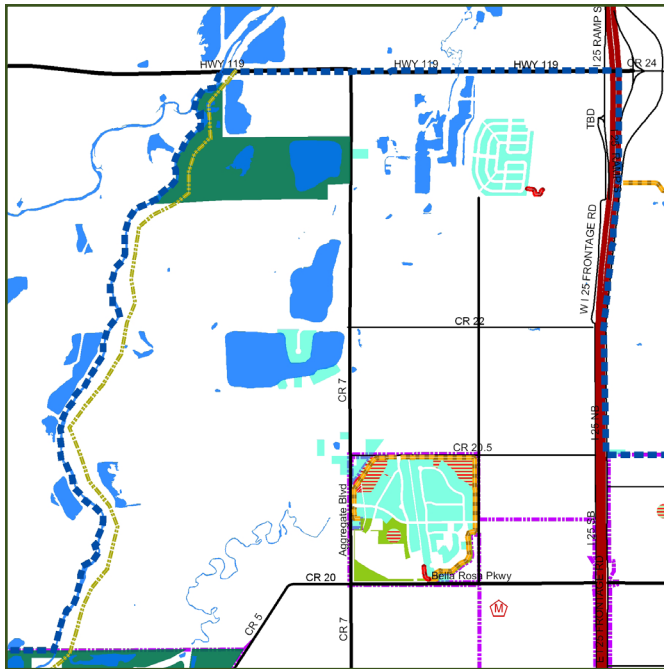
TRAILS

Best system of existing trails in Frederick. Trails included in FRA and most residential developments.

Existing trail in Godding Hollow corridor and new trail planned.

Access to Colorado Front Range / St. Vrain Legacy Trail, but must cross Colorado Blvd.

EXECUTIVE SUMMARY	OVERVIEW	EXISTING CONDITIONS	PUBLIC INPUT	GOALS AND POLICIES	PLAN RECOMMENDATIONS	MAINTAINING THE P.O.S.T. SYSTEM	IMPLEMENTATION PLAN
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Existing Conditions - Rinn Valley Subarea

PARKS

A Neighborhood Park approved as part of the Rinn Valley Subdivision has not been constructed. Town negotiating with the developer to build the park.

The majority of the land within subarea not within Town Boundary

Land use in east quarter of subarea along I-25 is primarily Employment. Limited park demand.

Rural Residential is proposed west of CR 7. Limited park demand.

OPEN SPACE

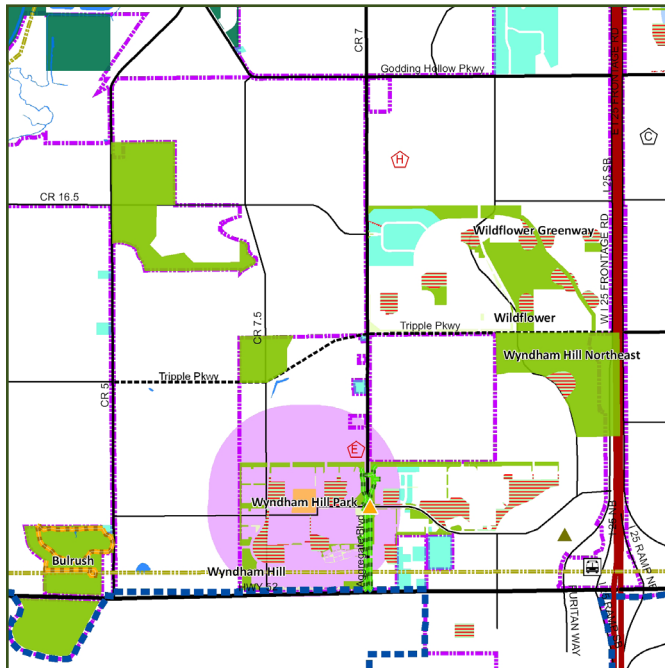
A large open space parcel is shown in northwest corner of subarea along Boulder Creek, owned by City of Longmont.

Open space is provided within Rinn Valley.

TRAILS

Poor quality Natural Surface loop trail surrounds the Rinn Valley subdivision.

A planned regional trail is shown along Boulder Creek



Existing Conditions - Wyndham Hill Subarea

PARKS

The first phase of a Neighborhood Park is constructed in Wyndham Hill (a play structure).

Bulrush Wetlands Park is shown in the southwest corner of the subarea.

A number of currently underserved residential areas appear in the center of the subarea.

Rural Residential is proposed west of CR 7 (except for Wyndham Hill). Limited park demand.

Parcels for four platted/approved future parks are shown within Wyndham Hill Northeast and Wildflower.

OPEN SPACE

A number of small open space / wellhead parcels are shown in Wildflower and Wyndham Hill.

Large open space parcels are scattered throughout.

A number of significant open space parcels appear at the northwest corner of the map. This would include the Nelson Lakes parcel, but it is just beyond the limits of the subarea.

TRAILS

An existing Natural Surface trail loop is included in the Bulrush Wetland Park.

The planned Colorado Front Range Trail is shown along SH 52.